

(SL) SENIOR LIVING

PURPOSE AND INTENT

The regulations set forth in Senior Living are designed to:

1. Provide for the development of detached, attached, and multi-family dwelling units limited to those persons age 55 and older as defined by the Fair Housing Act.
2. Locate these developments in areas where retail, professional, civic, and cultural uses are convenient for residents to access, preferably even when they can no longer drive.
3. Promote the concept of Aging in Place which provides a variety of living choices aimed at allowing residents to remain in their communities as they age. These include communities with a mix of housing type and size, active living communities, assisted living facilities and full care facilities.
4. Promote pedestrian safety by ensuring sidewalk-oriented buildings and attractive street-facing facades that foster pedestrian activity and liveliness.
5. Provide an adequate amount of meaningful open space within each development which creates areas for social interaction among neighbors, opportunities for recreation, and is easily accessible for all residents.

DEFINITIONS

AFFORDABLE UNIT – Dwelling units available at a cost of no more than thirty (30) percent of the gross household income to households at or below eighty (80) percent of Cherokee County’s median income as reported by the U.S. Census Bureau in the most recent American Community Survey.

AGING IN PLACE – The opportunity to live in a specific community for as long as possible. Aging in Place is facilitated by the presence of housing which meets the changing needs of an aging adult, provides transportation alternatives, opportunities for exercise and physical activity and a vibrant community life which engages older residents with the community as a whole.

ASSISTED LIVING – Multifamily housing including congregate and/or personal care services. Assisted living goes by many names, including personal care, residential care, or congregate care. The services offered vary widely, but frequently include core services, meals, housekeeping and transportation and often some assistance with laundry, grooming, medication management and other functions of daily living.

EASY LIVING STANDARDS – Building guidelines developed by the Easy Living Home Coalition to insure that a house can remain accessible to a homeowner should they ever face a short or long term disability. These standards include:

- a. A step free entrance into the main floor at either the front or side of the structure, or through the garage;
- b. A bedroom, kitchen, wheelchair friendly bathroom, and entertaining area all on the main floor;

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- c. Every interior door on the main floor provides a minimum 32 inches of clear passage;
- d. Blocking installed in the bathroom(s) on the main floor to facilitate the future addition of handrails or similar accessibility features.

LIMITED USE – Accessory permitted uses subject to the following additional requirements:

- a. Uses are limited to barber and beauty shop, coffee shop/café, cafeteria/dining facility, dry cleaning - pick-up/drop-off, grocery with general merchandise store combination, pharmacy, shoe repair, and tailor.
- b. Limited uses are restricted to the sidewalk level of a building, and are only permitted when said building includes two (2) or more stories of dwelling units directly above said use.

OPEN SPACE – Private open space and public open space appropriately improved for pedestrian use and amenity and not including areas used for vehicles, except for incidental service, maintenance or emergency actions only. Open space shall be exterior and computed as the total square footage of said spaces.

- a. Private Open Space - Open space that is private courtyards, lawns, gardens, terraces, or balconies, which restrict access to residents of adjacent development.
- b. Public Open Space - Park, plaza, or greenway trail that is open to the public during normal City of Woodstock park hours and sidewalk area requirements located on private property.
- c. Park - A public open space that provides recreation amenities and gathering places. A park shall have streets along a minimum of fifty (50) percent of its perimeter and shall have no more than twenty (20) percent of its area covered with impervious surfaces, with the exception of greenway trails.
- d. Plaza - A public open space that is available for civic and commercial activities, but may have access limited for the purposes of providing outdoor dining areas. A plaza shall have streets along a minimum of fifty (50) percent of its perimeter and a landscape consisting of durable pavement, trees and other plant materials.

PRINCIPAL PERMITTED USES

Uses permitted in each Senior Living subarea are listed below:

1. SL-A Senior Living A permits single-family detached residential units with a base density of four (4) dwelling units per acre.
2. SL-B Senior Living B permits single-family attached residential units with a base density of six (6) dwelling units per acre.
3. SL-C Senior Living C permits multi-family residential units and limited uses with a base density of twelve (12) dwelling units per acre.

RESIDENTIAL DENSITY BONUS

Density bonuses will be awarded to each Senior Living project which incorporates affordable units, assisted living units, and/or full care facilities. These bonuses are listed in the table and are based on a percentage of the total units by project, followed by a maximum allowed density in each subarea.

Density Bonus Table			
	SENIOR LIVING Subareas		
	SL-A	SL-B	SL-C
Base density	4	6	12
Affordable units (10 – 20%)*	2	2	8
Affordable units (21 – 50%)*	2	2	12
Affordable units (>50%)*	4	4	18
Assisted living units (10 – 20%)*			8
Assisted living units (21 – 50%)*			12
Assisted living units (>50%)*			18
Full care facility (100%)*			18
Maximum allowed density**	8	10	30

* Percentages are based on the total number of units in each development

** Affordable and assisted living unit bonuses may be combined, but cannot exceed max density

LOCATION REQUIREMENTS

Any project in a SL category must adhere to the following location requirements. These requirements are calculated by measuring the walkable distance on an improved surface between the main entrance of the SL neighborhood or building to the front door of the commercial facility.

1. SL-A and SL-B must be located within a ¾-mile radius of commercial retail uses including but not limited to grocery stores and/or pharmacies. Projects must also maintain the scale and intensity of surrounding uses. Provided they meet the requirements listed above, SL-A and SL-B projects are appropriate in the following

character areas as described in the City of Woodstock's Comprehensive Plan: (These areas will be defined following adoption of the comprehensive plan).

2. SL-C must be located within a ¼-mile radius of commercial retail uses including but not limited to grocery stores, pharmacies, and/or medical service facilities. SL-C projects may be exempt from these requirements if these uses are provided on-site. Projects must also maintain the scale and intensity of surrounding uses. Provided they meet the requirements listed above, SL-C projects are appropriate in the following character areas as described in the City of Woodstock's Comprehensive Plan: (These areas will be defined following adoption of the comprehensive plan).

SITE PLANNING REQUIREMENTS

Senior Living Site Limits Table			
	SENIOR LIVING Subareas		
	SL-A	SL-B	SL-C
Minimum lot width (feet)	35	16	N/A
Build-to line (feet)	Min – 5 Max – 20	Min – 5 Max – 10	Min – 5 Max – 10
Rear setback (minimum feet)	With alley – 0 No alley – 20	With alley – 0 No alley – 20	20
Side setback (minimum feet)	5	N/A	N/A
Buffer (feet)*			
R-1, R-2	N/A	25	25
R-3, R-4	N/A	N/A	N/A
OSI, NC, GC	N/A	N/A	N/A
LI, HI	50	50	50

* Buffers apply only on property lines contiguous to adjacent zoning categories.

Any project in a SL category must adhere to each of the following site planning requirements:

1. The minimum requirement for open space shall be twenty (20) percent of the project area. Required infrastructure, detention facilities and mandatory stream buffers shall not be used in open space calculations. Not more than fifty (50) percent of the total open space requirement shall be provided in the form of private open space.
2. Each unit in SL-A and SL-B shall provide a minimum of one (1) parking space in a garage structure, not to exceed two (2) spaces. All garages must be accessed through the use of rear alleys.
3. No parking in SL-C shall be permitted between the building(s) and the main access street in order to facilitate pedestrian access to the street. Vehicular access to the building(s) shall be provided from the rear, side, underneath or a courtyard. In addition, a main pedestrian access to each building shall be provided on the side facing the street.

STREET DESIGN REQUIREMENTS

1. In order to promote a safe pedestrian environment, street design shall accommodate the use of landscape strips, a minimum six (6) foot wide sidewalk on both sides of the street, and dedicated on-street parking areas where appropriate.
2. When a SL project fronts an existing street, the above requirements are to be applied along the existing street along the entire frontage of the property.

GENERAL REQUIREMENTS

1. The requirements set forth in the SL category supersede all site planning requirements placed on property through the use of overlay districts.
2. All other sections of the City of Woodstock's Land Development Ordinance shall be enforced including but not limited to tree preservation, stream buffer requirements, engineering requirements, and signage regulations.
3. Upgrades to existing adjacent infrastructure shall be required including but not limited to the installation or upgrade of crosswalks and sidewalks, pedestrian signalization including count down timers and audio notification for the visually impaired, and/or wheelchair compatibility.
4. The exterior of each dwelling unit and other buildings shall be brick, cast stone, concrete siding such as Hardiplank, natural wood, hard coat stucco, and/or natural stone.
5. All residential units within RSL shall incorporate applicable and 'Easy Living Home' standards to include:
 - a. A step free entrance into the main floor at either the front or side of the structure, or through the garage;
 - b. A bedroom, kitchen, wheelchair friendly bathroom, and entertaining area all on the main floor;
 - c. Every interior door on the main floor provides a minimum 32 inches of clear passage;
 - d. Blocking installed in the bathroom(s) on the main floor to facilitate the future addition of handrails or similar accessibility features.